Exhibit A

Mutual Manor March 21, 2013

Chart with Proposed Modifications

	Existing Documents		Proposed Changes With Modifications
1.	Original Loan Balance @ 0%	\$877,000	
2.	Current Loan Balance	\$698,000	
3.	Amount of Annual Loan Forgiveness to Date	\$11,413	Annual Forgiveness of \$27,029.17
4.	Total Loan Forgiveness to Date	\$179,000	\$324,350 through year 12
5.	Loan Balance - End of Term without additional Forgiveness	\$698,000	\$373,500 at end of 12 th year
6.	Current Assessed Value	\$430,200	\$430,200 The assessed value over the next 12 years may decrease as the property continues to age
7.	Current Income Levels	35% AMI	50% AMI
8.	Current Rents (Existing Tenants)		
	a. One Bedroom	\$321	\$336 (\$15 monthly increase)
	b. Two Bedroom	\$351	\$366 (\$15 monthly increase)
9.	Rents – New Residents		
	a. One Bedroom		\$450
	b. Two Bedroom		\$520